



## Heol Celyn, £220,000

- Three Bedroom Semi - Detached House
- Modern Decor Throughout
- Open Plan Ground Floor
- Perfect First Time Buy
- Private Rear Garden
- Close To Shops & Amenities
- EPC Rating: D



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## About the property

Discover the perfect blend of comfort and potential with this charming three-bedroom semi-detached house located in the heart of Church Village. This inviting home features a spacious open-plan kitchen diner and lounge, ideal for both entertaining guests and enjoying family time. The modern decor throughout creates a warm and welcoming atmosphere, making it easy for you to envision your personal touch in every corner. With ample natural light flooding the living spaces, this home is designed for both relaxation and functionality.

Step outside to find a large rear garden that offers endless possibilities for outdoor enjoyment. Whether you envision a vibrant garden oasis, a play area for children, or a serene space for summer barbecues, this expansive outdoor area is a blank canvas waiting for your creativity. Additionally, the property includes a convenient utility room, providing extra storage and laundry space, which is a rare find in many homes. The three generously sized bedrooms ensure that there is plenty of room for family, guests, or even a home office, catering to all your lifestyle needs.

Situated in a prime location, this property is just a stone's throw away from local shops and amenities, making daily errands a breeze. This home presents an excellent opportunity for first-time buyers looking to make their mark or savvy investors seeking a property with great potential. Don't miss out on the chance to own a piece of Church Village.



## Accommodation

### Lounge

19' 6" x 13' 2" ( 5.94m x 4.01m )

### Kitchen

10' 1" x 8' 2" ( 3.07m x 2.49m )

### Utility Room

9' 4" x 4' 6" ( 2.84m x 1.37m )

### Bedroom One

13' 3" x 10' 6" ( 4.04m x 3.20m )

### Bedroom Two

12' 5" x 8' 7" ( 3.78m x 2.62m )

### Bathroom

8' 6" x 4' 5" ( 2.59m x 1.35m )

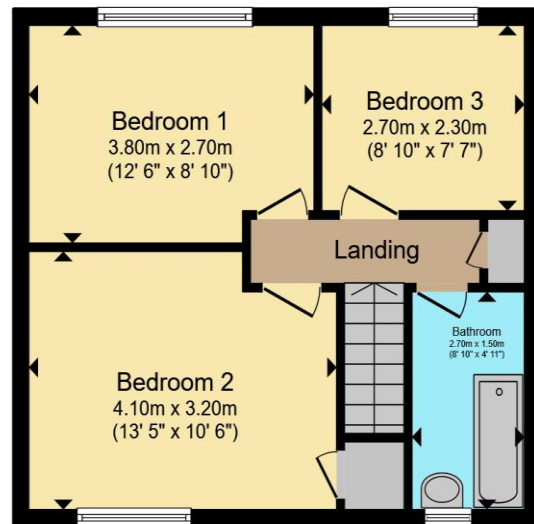
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## Floorplan



Ground Floor



First Floor

Total floor area 79.2 m<sup>2</sup> (853 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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